

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>XII. POPULATION AND HOUSING –</b>				
<b>Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## SETTING

The Association of Bay Area Governments (ABAG) estimates that population growth in Contra Costa County, from 1990 to 2000, will exceed 17 percent. From 2000 to 2010, population growth will slow slightly to approximately 14 percent; and from 2010 to 2020, population growth will slow even further to approximately 8.5%. Population growth in the areas through which the pipeline passes is described in table XII-1.

**TABLE XII-1  
ESTIMATED POPULATION GROWTH  
RICHMOND PIPELINE AREAS**

Area	Percentage Increase in Population		
	1990-2000	2000-2010	2010-2020
Hercules <sup>1</sup>	15.2%	15.4%	17.0%
Martinez	15.4%	7.5%	3.9%
Pinole	4.8%	3.6%	2.1%
Pittsburg	9.4%	19.7%	13.4%
Richmond	9.6%	7.6%	4.7%
Rodeo-Crockett	10.3%	7.9%	4.4%
Contra Costa County	17.2%	14.3%	8.5%

<sup>1</sup> Includes sphere of influence for all areas, except Rodeo-Crockett, which includes the subregions near both the unincorporated areas of Rodeo and Crockett.

SOURCE: Association of Bay Area Governments, *Projections 2000*; ESA

There are currently an estimated 353,983 housing units in Contra Costa County, with 65,708 housing units, or approximately 19 percent in unincorporated areas that include the communities of Rodeo and Crockett. The cities of Hercules, Martinez, Pinole, Pittsburg and Richmond contain

an estimated 82,473 housing units, or 23 percent of the housing stock in Contra Costa County. The average vacancy rate for Contra Costa County is approximately 5.09 percent, and the vacancy rate in unincorporated Contra Costa County is approximately 5.85 percent. Vacancy rates for the cities of Hercules, Martinez, Pinole, Pittsburg and Richmond range from 3.51 percent in Martinez to 6.38 percent in Pittsburg.

## POPULATION AND HOUSING IMPACTS DISCUSSION

- a) In most areas through which the pipeline passes, anticipated population growth is less than growth anticipated for the county. Anticipated growth in both Hercules and Pittsburg will keep pace with or exceed population growth rates throughout the county. Growth in the areas through which the pipeline passes are limited by local and regional general plans and other land use documents, which limit land density and the uses for which land can be put to use.

The Richmond pipeline and pump station are existing structures that have in the past and would in the future be used to transport fuel oil. While the pipeline has not been in regular use since 1982, the pipeline has been maintained to provide stand-by capability in case of natural gas supply interruptions or similar situations. As recently as 1991, the pipeline was used to transport natural gas. Following 1991, use of the pipeline has been limited to maintaining the integrity of the pipeline. A staff has remained at the Hercules pump station for testing and maintenance.

While use of the pipeline would likely be to transport fuel oil, the end of use of the fuel oil has not been determined. Given the current short supplies of energy producing fuel, the fuel would most likely be used to meet existing and current anticipated future demand for refinery operations, and emergency transport.

The Richmond pipeline and pump station would therefore not, of itself, induce population growth, directly or indirectly, but would most likely be used to meet current and currently the anticipated future demand estimated by ABAG.

- b) See discussion for IX.b (Land Use), above. The existing Richmond pipeline currently passes underground, alongside some existing residential areas in the Richmond, Pinole, Rodeo and Crockett areas, within a railroad or public street right-of-way. In addition, in the City of Hercules, the pump station is located adjacent to an area for which the land use designation may be changed from *Planned Commercial Industrial* to residential uses. (See Section IX. *Land Use Plans and Policies*.)

However, the Richmond pipeline is located primarily within existing right-of-ways, underground, as an easement. The pipeline does not run under any space currently occupied by residential structures. Areas in which the pipeline is not within an existing right-of-way (particularly in Hercules where the pipeline leaves the railroad right-of-way and enters the pump station) are not designated for nor occupied by residential uses.

Although the pipeline may be used on a more regular basis, the pipeline would be one of several located within public right-of-ways, and would be set back from residential uses in the railroad right-of-way.

Only minor changes to the pipeline and pump station are anticipated as a result of the proposed project. The project would require construction in the City of Martinez to replace a missing segment of the pipeline, but the missing segment would be replaced along an existing right-of-way and along or under existing waterways. No housing would be displaced by the replacement.

The Richmond pipeline and pump station would therefore not require displacement of any existing housing.

- c) See discussion for XII.a, above. No persons occupy structures located over the pipeline, or the 4,000-foot section that will be replaced. The proposed project would not result in either the displacement of residential structures or displacement of people.

## REFERENCES

Association of Bay Area Governments, *Projections 2000*, December 1999.

City of Hercules, *Hercules General Plan*, [no date].

Contra Costa County, *Contra Costa County Population and Housing Estimates, January 1, 2000*, <http://www.co.contra-costa.ca.us/depart/cd/recycle/population-housing.htm>, accessed March 20, 2001.